

Under Contract



Rosslyn



## Under Contract - ID 9199

**Strong Returns, Long Agreements, and Unbeatable Island Views**

**Holiday Management Rights for Sale**

- Fabulous Waterfront Position overlooking Great Keppel Island and the Southern Great Barrier Reef
- Financial performance is exceptional with net profit \$574,431 from this very well-established holiday Management Rights business
- Long 25-year agreements with 20 years remaining
- Body Corporate Salary \$113,720 (incl. GST)
- Resort facilities include lagoon pool with bar, garden area for weddings and functions plus paddleboard and bike hire
- Total Units in the complex 56 with onsite letting comprising 42 holiday rentals plus one permanent rental making a total of 43 in the pool. Only 5 resident owners with balance 8 separate commercial businesses including licensed Restaurant,

**Price** \$2,400,000

**Property Type** Business

### Agent Details

Peter Ward - 0437 949 113

### Office Details

MR Sales

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**MR** Sales

conference facilities, beauty spa and yoga centre which are attractive options for visitors.

- Great Keppel Island improvements currently being undertaken include installation of new de salination and sewerage plants plus construction of a new visitor centre which will greatly enhance visitor experiences.
- Rosslyn Bay Harbour is the gateway to the spectacular Keppel Islands and the Resort is only a short walk to the major ferry terminal servicing the islands.
- Attractive reception area including separate office is adjacent to the Managers 3-bedroom residence which also offers private outdoor courtyard plus upstairs balcony with great ocean views.
- Yeppoon is a classic beach town experiencing major growth and a very good selection of Tourist attractions including new restaurants, bars and cafes.

In summary Rosslyn Bay Resort is very a robust business with a strong reputation in a fabulous waterfront location and a very attractive option for prospective purchasers.

The total offering includes the Managers Real Estate at \$650,000, with business priced at \$1,750,000 bringing the total price to \$2,400,000.

**Net Profit: \$574,431**

**Asking Price: \$ 2,400,000**

For further information or to arrange an inspection of this business opportunity contact:

Exclusive Management Rights Broker

**Peter Ward**

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